



Enjoying an elevated site in a quiet, cul-de-sac location this charming home could suit a variety of purchasers from young couples and families to downsizers. While enjoying a peaceful setting the property also benefits from a broad range of amenities nearby.

Briefly the accommodation comprises a spacious living room with open fire, dining room offering access to the garden, fitted kitchen with integrated appliances, three generous bedrooms, ground floor WC and first floor bathroom. Of special note is the elevated outlook from principle rooms and mature gardens with patio benefitting from a Southerly aspect enticing al fresco living and entertaining.

Sensibly priced we encourage an internal viewing at your convenience.

Offers Over
£285,000

5 Newforge Grange,
Newforge Lane,
BELFAST,
BT9 5QB

Viewing by
appointment
through agent
028 9066 3030



- Deceptively spacious family home in most convenient and desirable location
- Excellent proximity to shopping facilities, transport routes, schools, the Lagan Tow Path and Regional Park
- Bright living room with tiled fireplace
- Dining room with double doors to South-facing patio and garden
- Kitchen with integrated appliances
- Ground floor WC, first floor family bathroom
- Three generous bedrooms
- Integral garage and roofspace storage
- Driveway parking, mature gardens in lawns with patio area and an elevated sunny outlook

The Property Comprises:

Ground Floor

Wooden front door to . . .

ENTRANCE PORCH: Wooden and glazed inner door to . . .

ENTRANCE HALL: Storage cupboard under stairs.



LIVING ROOM: 15' 3" x 13' 9" (4.65m x 4.19m) Tiled fireplace and hearth.



Open plan to . . .

DINING ROOM: 12' 4" x 11' 4" (3.76m x 3.45m) Double doors to garden.



KITCHEN: 9' 9" x 9' 8" (2.97m x 2.95m) Fitted kitchen with range of high and low level units, work surfaces, 1.5 bowl single drainer sink unit, integrated four ring oven, stainless steel Neff double oven, plumbed for washing machine, ceramic tiled floor.



First Floor

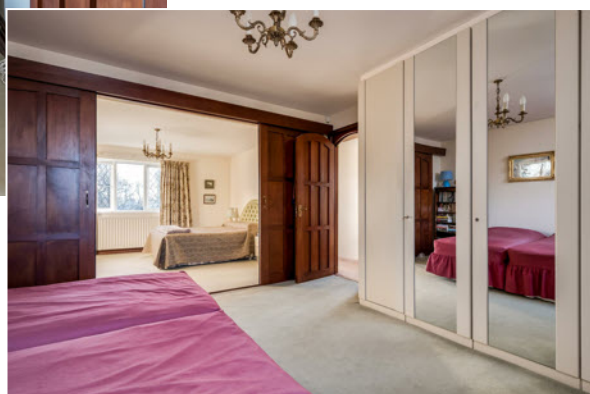
LANDING: Access to roofspace, feature window.

BEDROOM (1): 13' 10" x 13' 0" (4.22m x 3.96m) (at widest points). Built-in robes.



Sliding double doors to . . .

BEDROOM (2): 13' 10" x 13' 0" (4.22m x 3.96m) (at widest points). Built-in robes.



BEDROOM (3): 9' 9" x 9' 7" (2.97m x 2.92m)



BATHROOM: 9' 7" x 7' 0" (2.92m x 2.13m) Bathroom suite comprising low flush wc, wash hand basin in vanity unit, corner shower cubicle, tiled floor.



Outside

Driveway parking leading to . . .

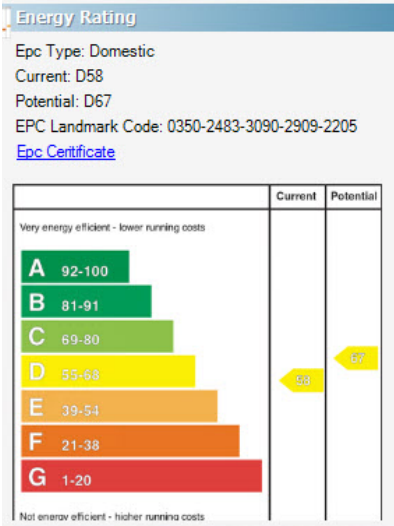
INTEGRAL GARAGE: 18' 0" x 8' 10" (5.49m x 2.69m) Up and over door.

Delightful rear garden with lawns and mature foliage. Terrace enjoying a sunny south-westerly aspect.



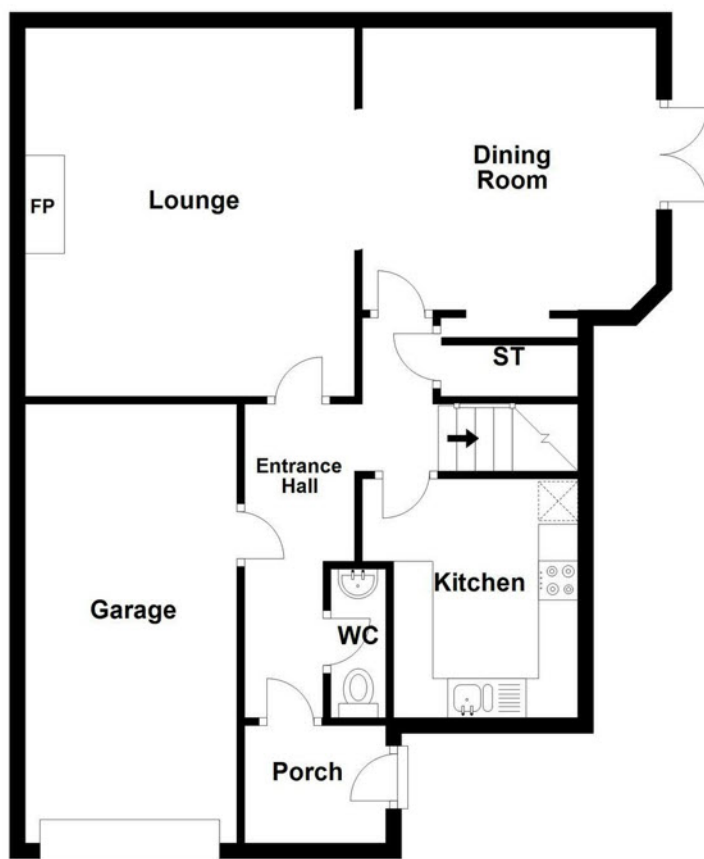
Location:

Leaving Belfast on the Malone Road turn left into Newforge Lane at junction with Balmoral Avenue. Newforge Grange is then first on the left.



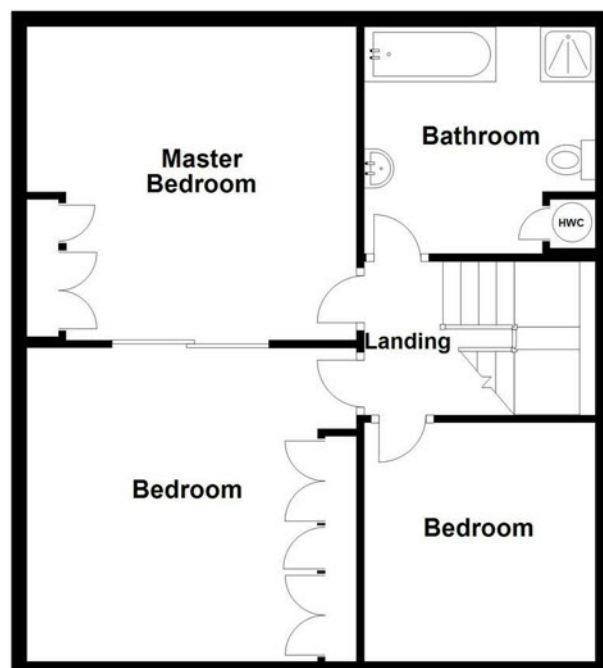
Ground Floor

Approx. 72.6 sq. metres (782.0 sq. feet)



First Floor

Approx. 58.4 sq. metres (628.4 sq. feet)



Total area: approx. 131.0 sq. metres (1410.4 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

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 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
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